

# GEORGETOWN RETAIL

SE CORNER WESTINGHOUSE ROAD AND FM 1460  
GEORGETOWN, TEXAS 78665 30.587791, -97.656623



MARKET AT 1460 RANCH

Multi-Family Housing  
Under Development

FOR LEASE : MULTI-TENANT  
RETAIL AND PAD SITES



## FOR MORE INFORMATION

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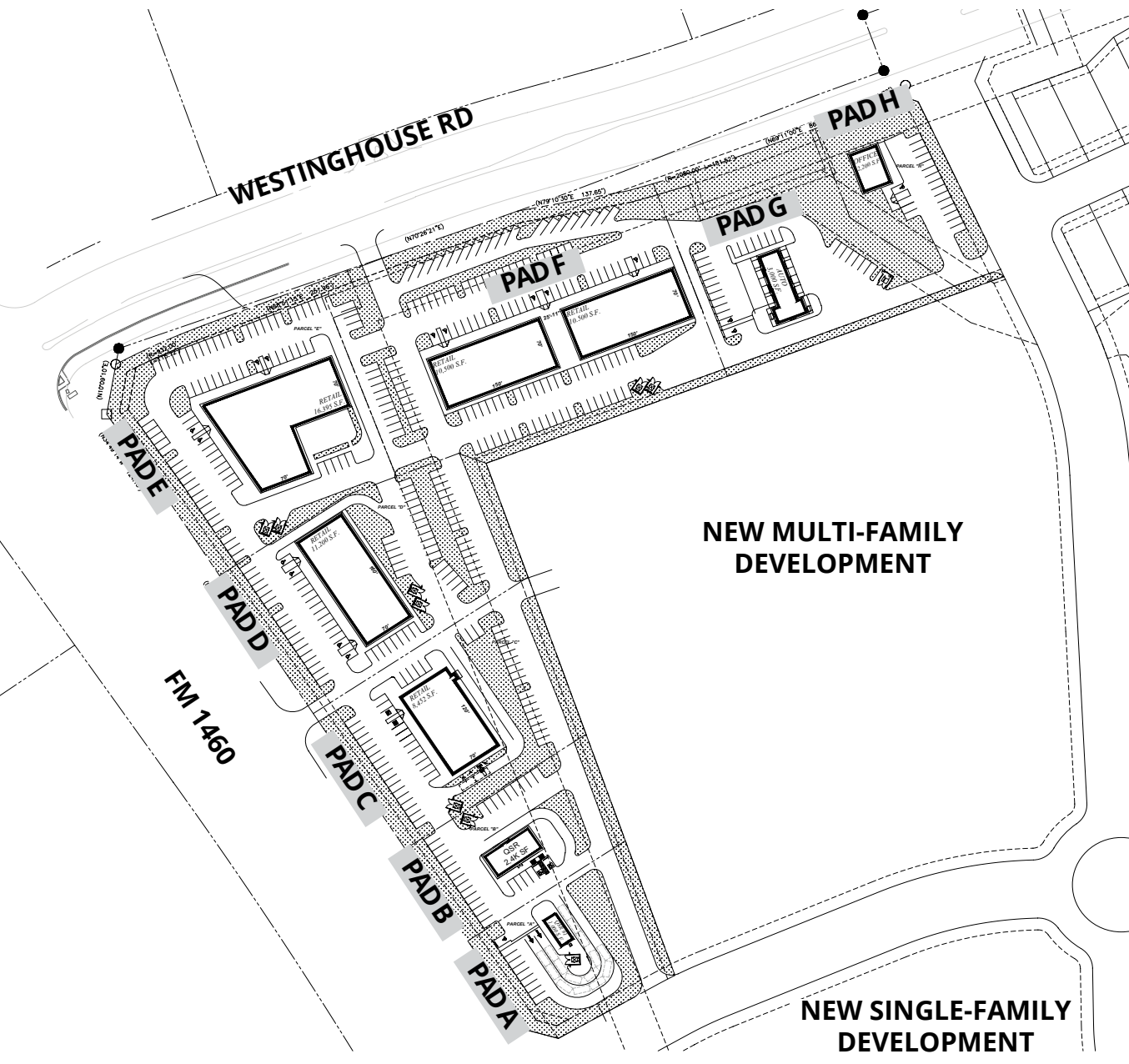


## PRE-LEASING OPPORTUNITY

- Late 2025 Delivery
- Inline retail, pad sites for ground lease or build-to-suit
  - Pad A: 32,787 SF
  - Pad B: 34,774 SF
  - Pad C: 59,940 SF
  - Pad D: 67,926 SF
  - Pad E: 79,624 SF
  - Pad F: 116,377 SF
  - Pad G: 61,137 SF
  - Pad H: 29,868 SF

## TRAFFIC COUNTS

WESTINGHOUSE RD at FM 1460  
> 30,000 VPD and growing



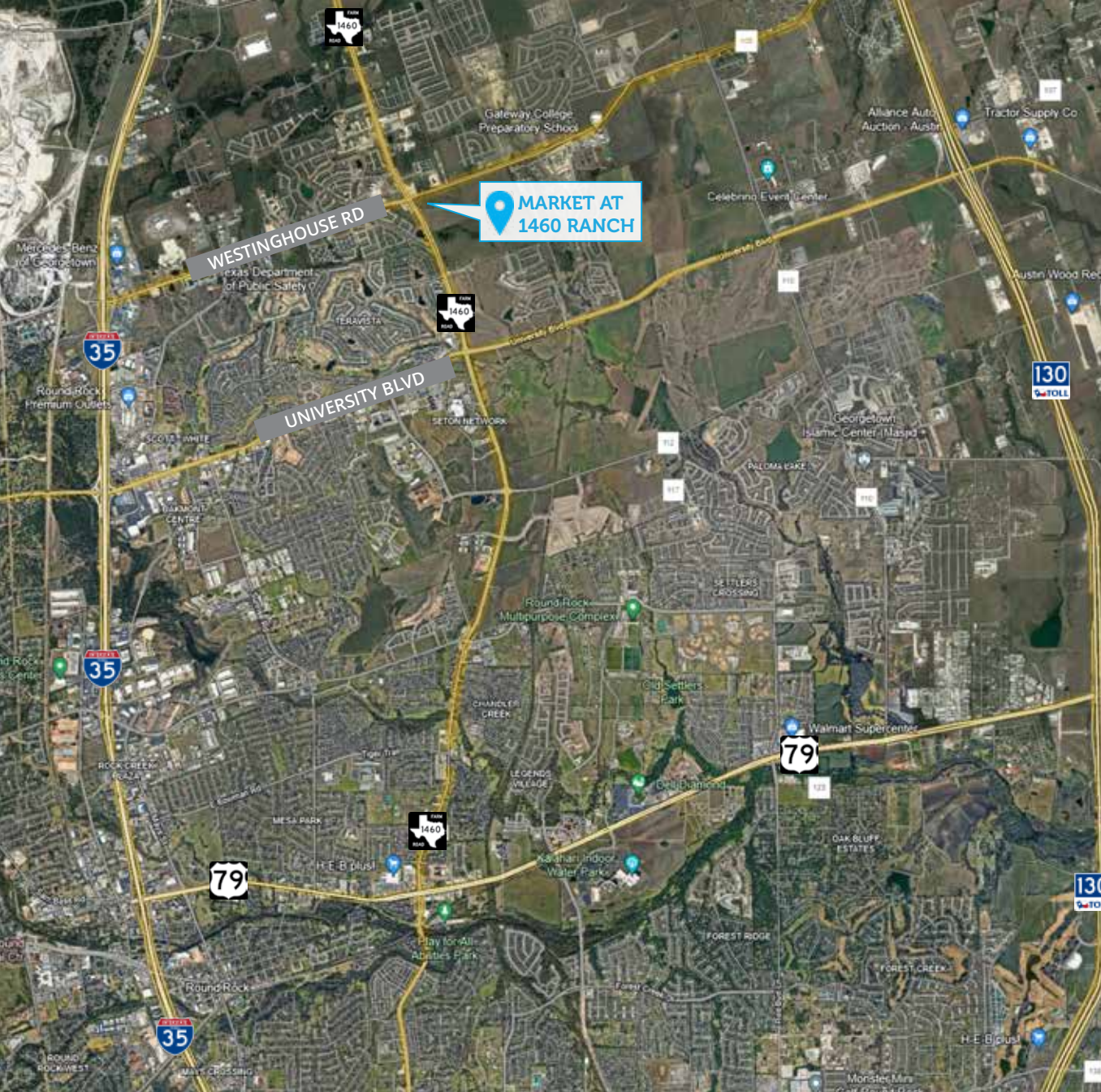
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## PROPERTY FEATURES

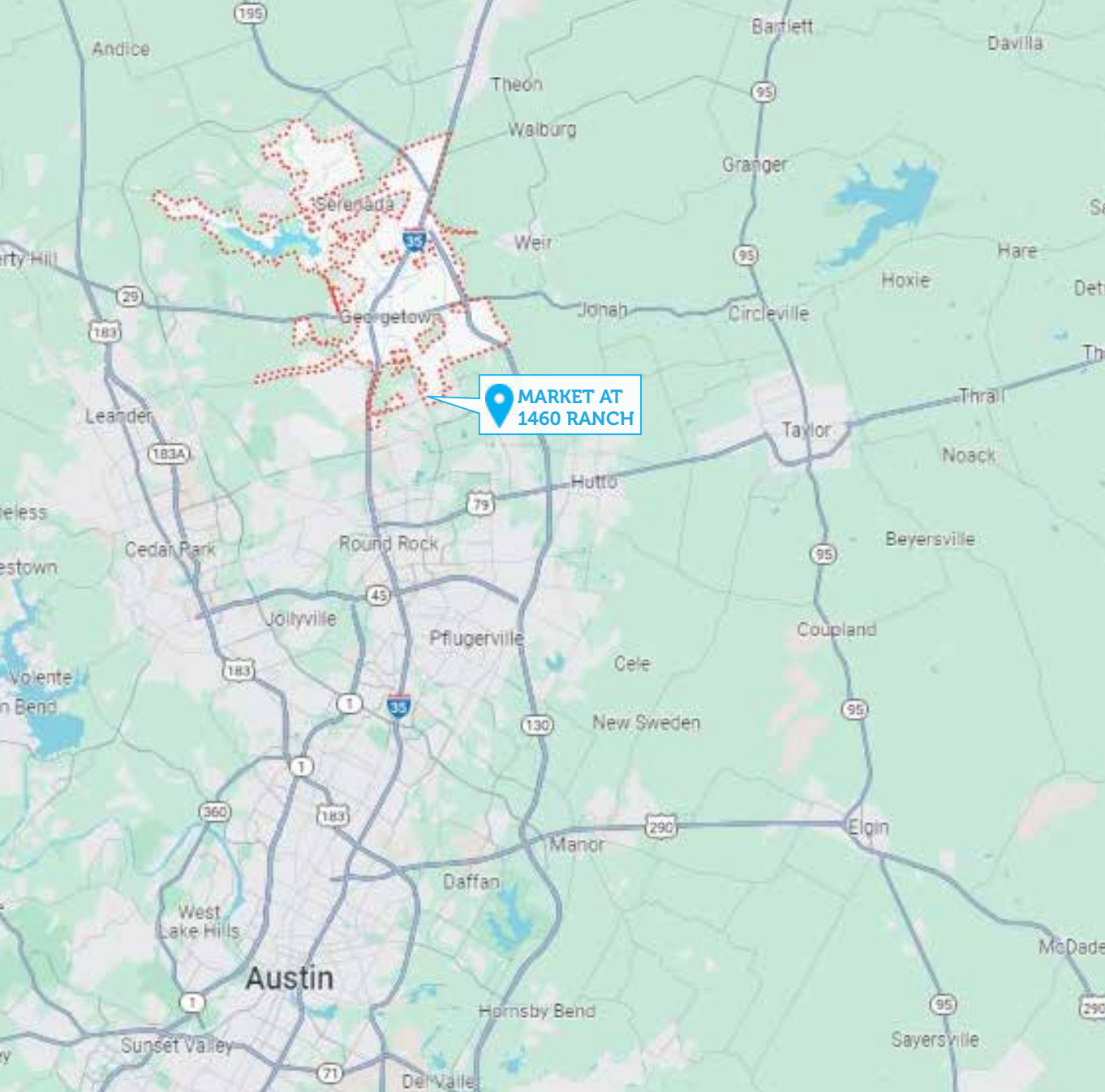
- Part of 57 acre new residential and commercial development
- Hard corner lighted intersection of major thoroughfares
- Over 10,257 new lots in development in the trade area (21,055 current homes) or a 49% increase in single family homes
- +/- 2.5 miles from a Super Regional Area: IKEA, HEB Plus, Round Rock Premium Outlets and Bass Pro Shops with over \$100 MM in annual sales
- Located at the footsteps of Teravista Master Planned Community & Golf Club and Traditions at Vizcaya Master Planned Community. Close to Texas State University Round Rock, Seton Medical Center and Texas A&M Health Science Center



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# POPULATION BOOM

## GEORGETOWN, TX: The fastest growing city three years in a row

For the third year in a row, Georgetown, TX, a suburb about 30 miles north of Austin, Georgetown is the fastest-growing city of at least 50,000 people by percent change. Georgetown's population reached 96,312 last year, 10.6% year-over-year. (1)

The median home list price in Georgetown was \$525,000 in April, according to Realtor.com® data. That's about \$175,000 less than the \$700,000 price tag in Austin. Plus, there are homes available in Georgetown. More than half of the homes in the suburb listed on Realtor.com are new construction. "Austin got so much more expensive that people flocked to the suburbs because they were somewhat less expensive," says Gary Maler, executive director of the Texas Real Estate Research Center at Texas A&M University in College Station, TX. "There is just a lot of construction. ... We haven't been able to build it fast enough." (2)

1 <https://www.bizjournals.com/austin/news/2024/05/21/georgetown-fast-growing-city-kyle-leander-census.html>

2 <https://www.realtor.com/news/trends/the-fastest-growing-city-in-america-is-one-youve-probably-never-heard-of/>



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## DEMOGRAPHICS

### TOTAL POPULATION

1 MILE	8,586
3 MILES	50,105
5 MILES	130,991

### POP. GROWTH (2023-2028)

1 MILE	15.5%
3 MILES	14.0%
5 MILES	12.5%

### AVG HHI

1 MILE	\$113,360
3 MILES	\$109,159
5 MILES	\$110,148

### HOUSEHOLDS

1 MILE	3,144
3 MILES	17,803
5 MILES	45,920

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# INFORMATION ABOUT BROKERS SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A **BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A **LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the

agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:

- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Criss Cross Commercial Group</b>	<b>9007652</b>	<b>info@crisscrosscg.com</b>	<b>713.956.6625</b>
LICENSED BROKER/BROKER FIRM NAME OR PRIMARY ASSUMED BUSINESS NAME	LICENSE NO.	EMAIL	PHONE
<b>Corinne Agrella</b>	<b>624589</b>	<b>cagrella@crisscrosscg.com</b>	<b>832.544.4360</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
LICENSED SUPERVISOR OF SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE

BUYER/TENANT/SELLER/LANDLORD INITIALS

DATE